



Brayford Street
Lincoln

MOUNT & MINSTER

Brayford Street

Lincoln

- Good Sized 8th Floor Penthouse Apartment
- City Centre Location
- Open Plan Living Room / Kitchen with Appliances
- Master Bedroom with ensuite and dressing area
- Further Bedroom and Bathroom
- Allocated Parking
- Conceirge
- Great City Views

INTRODUCTION

This impressive two bedroom apartment is available immediately and offers modern and spacious accommodation throughout. The apartment comprises: Entrance Hall, Open Plan Lounge Kitchen Diner, Two Bedrooms with Ensuities and a Family Bathroom. There is also a balcony which overlooks the city of Lincoln and two allocated parking spaces which come as part of the tenancy.

LOCATION

Witham Wharf is an award winning building which stands on the edge of Lincoln's Brayford Waterfront which happens to be England's oldest inland Harbour and provides a range of restaurants and entertaining venues including DoubleTree by Hilton, Marco Pierre White Steakhouse Bar & Grill and the sky high Electric Bar. This apartment is located nearby to the High Street, Lincoln University Campus and the Lincoln Transport Hub which provides a bus station and rail links to major UK cities.

ACCOMMODATION

Entrance Hall

Storage cupboard housing washer dryer, kallax unit, console table.





Bathroom

Bedroom One

4.63m x 3.39m (15'2" x 11'1")

Bed, two bedside tables, two lamps, two sets of drawers.

Ensuite

Walk- In Wardrobe

Bedroom Two

3.31m x 3.1m (10'10" x 10'2")

TV, three sets of drawers, two bedside tables, bed.

Open Plan Lounge Kitchen Diner

Lounge (measurement for Lounge Kitchen 5.34m x 4.84m)

Two sofas and chair, coffee table, TV with unit, storage unit

Kitchen

American Fridge Freezer, oven, microwave, hob with extractor hood over, dishwasher.

Dining Area 5.62m x 4.16m

Dining table with six chairs.

Outside

The property benefits from having a balcony which offers spectacular views of the city of Lincoln. There are also two allocated parking spaces with the apartment.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: C

COUNCIL TAX BAND

Council Tax Band: E

VIEWINGS

By prior arrangement with the Sole Agents (01522 716204).

PARTICULARS

Drafted following clients' instruction of March 2024.

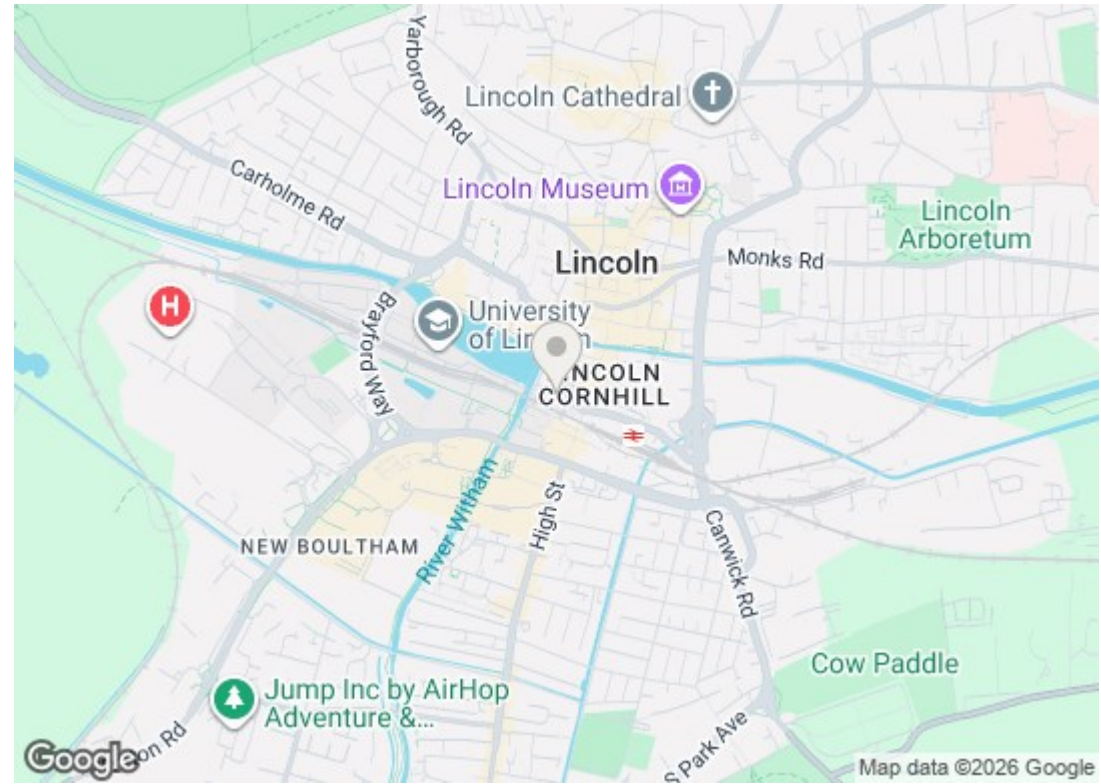
ADDITIONAL INFORMATION

For further details, please contact Megan Boulter at Mount & Minster:

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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